

AMENDMENT TO MASTER PLAN
Doc. # 5467
ADOPTED 1/22/92



New England Medical Center

Addition to Pratt Building Levels 7 & 8

Architects:

Tsoi/Kobus & Associates, Inc.
MFPA Inc.

January 10, 1992

ERRATA SHEET

New England Medical Center

Master Plan 1990 - 2000

1. On the bottom of page 50, the following language will be inserted:

"We propose to construct two additional inpatient units on top of the existing six-story Pratt building, located on Bennet Street.

The 7th floor will house a new neurosurgical intensive care unit and increase the number of beds from 8 to 10. This new unit is needed to relieve serious overcrowding and upgrade the design of the unit. The existing neurosurgical ICU area will be used to decompress the space on the existing neurology unit.

The 8th floor will house 16 additional medical-surgical beds. The Medical Center has been experiencing very high demand for its routine beds to the extent that on numerous occasions the Medical Center has had to close admissions.

The new construction will add 14,000 gross square feet (7,000 gsf per floor) to the Pratt building. The Pratt building, built in 1938, is 51,766 square feet and six levels above ground. With the two additional floors, the height will be 125 feet, which is lower than the adjoining Proger building."

New England Medical Center
Pratt 7 and 8
January 9, 1992

Project Description: New England Medical Center proposes to construct two additional inpatient units on top of the existing six-story Pratt building, located on Bennet Street.

The 7th floor will house a new neurosurgical intensive care unit and increase the number of beds from 8 to 10. This new unit is needed to relieve serious overcrowding and upgrade the design of the unit. The existing neurosurgical ICU area will be used to decompress the space on the existing neurology unit.

The 8th floor will house 16 additional medical-surgical beds. The Medical Center has been experiencing very high demand for its routine beds to the extent that on numerous occasions the Medical Center has had to close admissions. The shortage of beds is a problem that must be rectified now and cannot wait four more years until the completion of 1-C.

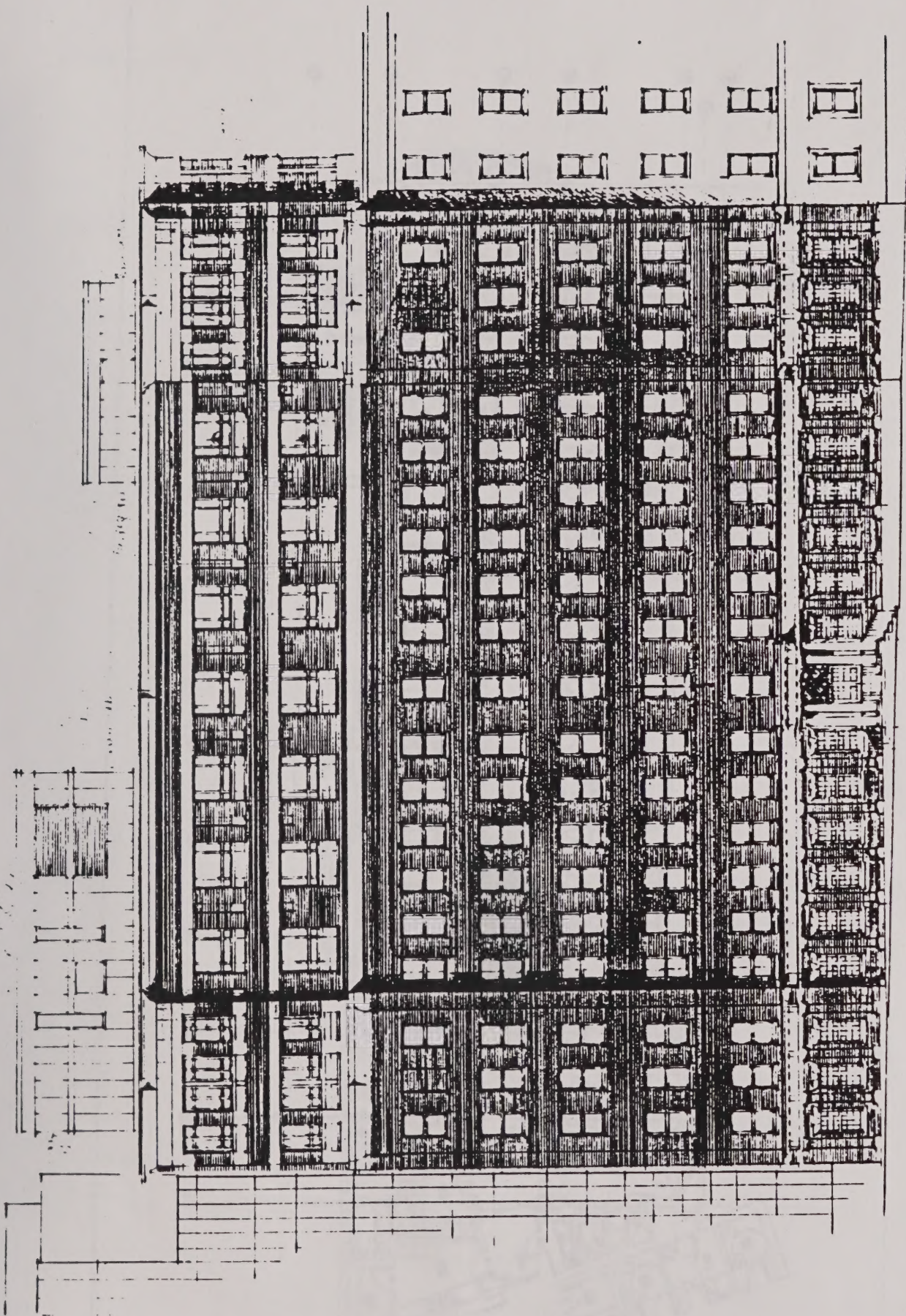
The new construction will add 14,000 gross square feet (7,000 gsf per floor) to the Pratt building. The Pratt building, built in 1938, is 51,766 square feet and six levels above ground. With the two additional floors, the height will be 125 feet, which is lower than the adjoining Proger building.

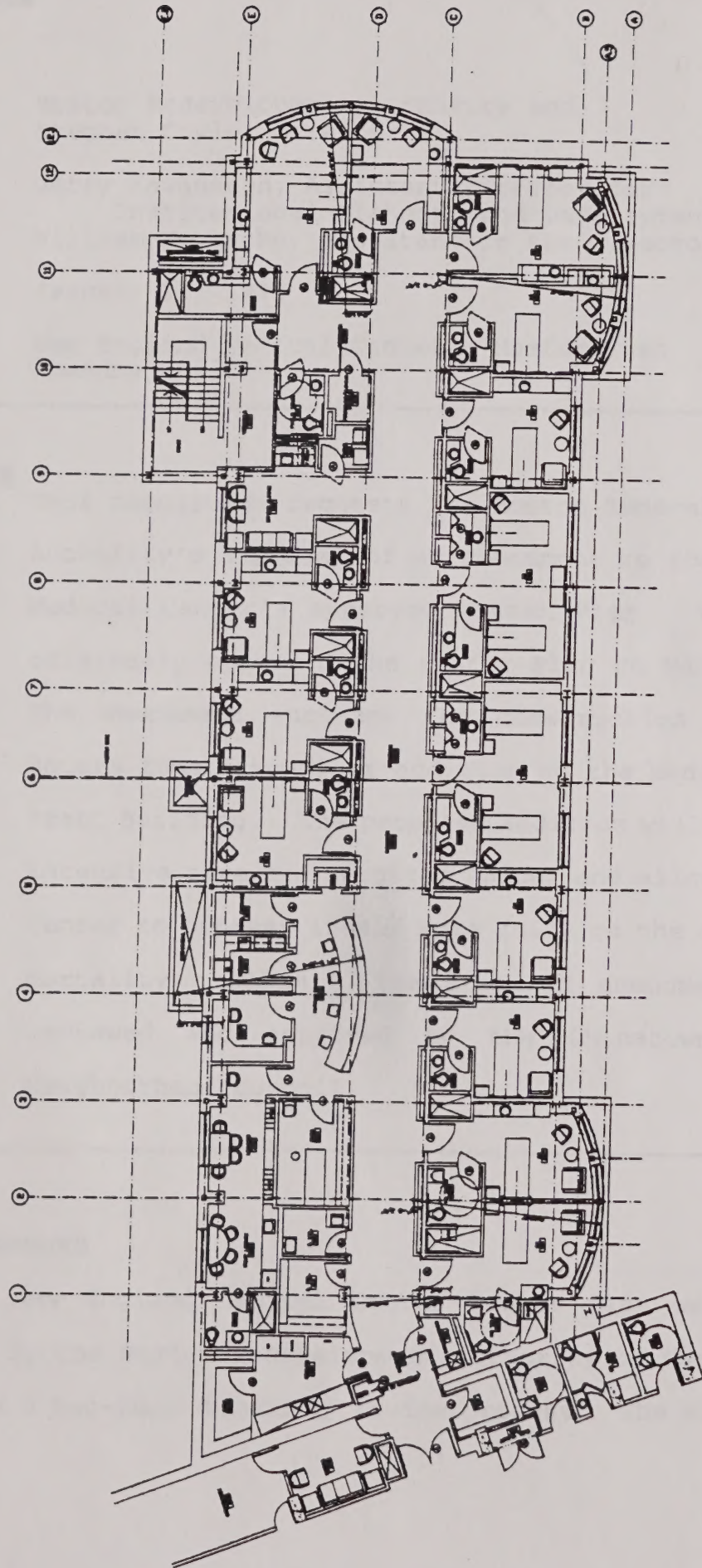
The project is in conformance with the permanent new zoning for Chinatown in terms of height, FAR, and use. The project will also be architecturally compatible with the surrounding hospital buildings, and will not affect traffic circulation, light and/or air quality on the hospital campus or surrounding community. In sum, there are no land use or environmental impacts.

In regards to the project's consistency with the master plan, it is important to realize that in the approved master plan the abutting Farnsworth building site had been proposed as the site for an eight story research building. The Pratt building is located even closer to the core of the Medical Center campus than Fransworth, which runs along Harrison Avenue.

Linkage: The Medical Center proposes to provide housing contribution funds in the amount of \$70,000 and job training funds in the amount of \$14,000. The Medical Center further proposes that these funds be used for housing and job training initiatives in Chinatown.







MEMORANDUM

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: Gerry Kavanaugh, Assistant Director for
Institutional Planning and Development
William McCarthy, Assistant to the Director

DATE: January 22, 1992

SUBJECT: New England Medical Center - Master Plan
Amendment

EXECUTIVE

SUMMARY: This memorandum requests the Boston Redevelopment Authority's approval of an amendment to the New England Medical Center's approved Master Plan. The Authority originally approved the Master Plan on March 29, 1990. The amendment includes the construction of a 14,000 square foot, two-floor addition to the Medical Center's Pratt Building. The proposed addition will house needed intensive care and surgical space, and allow the Medical Center to address itself more fully to the city's infant mortality problem. The proposed amendment has been reviewed and approved by the Chinatown-South Cove Neighborhood Council.

I. BACKGROUND

The New England Medical Center Master Plan was originally approved by the Boston Redevelopment Authority on March 29, 1990, following a two-year community review process. The Plan defines a

development program for the 10 year period from 1990-2000, and includes the following elements:

- 1-C Clinical Project - Phase 1
 - 250,000 square foot building to be located along Washington Street
 - Construction is proposed to begin in late 1992
- 1-C Clinical Project - Phase 2
 - 92,000 square foot building to be located within the interior of the NEMC campus between Washington Street and Harrison Avenue
- 1-C Clinical Project - Phase 3
 - 125,000 square foot building to be located within the interior of the NEMC campus between Washington Street and Harrison Avenue
- Farnsworth Research Building
 - 250,000 square foot research building to be located on the site of the existing Farnsworth Building
- Wilbur Theater Air Rights Project
 - 140,000 square foot building to be located on the air rights located above the Wilbur Theater

II. PROPOSED AMENDMENT

The Proposed Amendment to the approved Master Plan will include the construction of a 14,000 square foot 2 story addition to the existing 6-story Pratt Building, which is located on Bennett

Street.

One floor, comprised of 7,000 square feet, will have a new neurological intensive care unit and increase the number of such beds from 8 to 10. Such space will seriously relieve existing overcrowding. A second floor of 7,000 square feet will house 16 additional medical surgical beds, of which there is currently a serious shortage.

With these two additional floors, the height of the Pratt Building will be increased to 125 feet, which is within the existing zoning limit.

Through the construction of these floors, the Medical Center will have more adequate space to address the city's infant mortality problem. The proposed intensive care and surgical beds can increase the level of services associated with its maternity unit.

III. COMMUNITY REVIEW

The proposed amendment has been reviewed and approved by the Chinatown-South Cove Neighborhood Council, following a thorough review by its Land Use Sub-Committee.

IV. CONCLUSION

The Authority recommends approval of the proposed amendment to the New England Medical Center Master Plan.

VOTED: The Boston Redevelopment Authority hereby approves
the proposed amendment to the New England Medical
Center Master Plan.

